



# *Envision Brewster*

## **Envision Brewster Community Engagement Report April 2014**

**Prepared For:  
The Village of Brewster**



**Prepared By:  
Land Use Law Center at Pace Law School**

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## **Executive Summary**

### **Introduction**

The Envision Brewster Community Engagement Report is a guide for the Village of Brewster and its Comprehensive Plan Committee. Its purpose is to document the goals, objectives, and vision of the Village of Brewster's residents. It is a reflection of the public input received during the first part of the comprehensive plan update process. A key element of the comprehensive plan process is public participation. Public involvement is critical to the success of this planning effort and the long-term implementation of the plan. Engaging the community in the planning process can strengthen the plan by using local knowledge of various stakeholders. A collaborative planning process that includes various methods of public engagement provides a more open, inclusive, and interactive way of involving citizens in the total planning process, since the Comprehensive Plan becomes the blueprint and guidance document for future planning decisions.

The Envision Brewster Community Engagement Report should help guide future public involvement efforts and enhances the public's access to the Village of Brewster's decision-making process in regards to the Comprehensive Plan.

### **Summary of Process**

To the best of its ability, the public engagement process utilized effective means of providing information and receiving input on the Comprehensive Plan update. The Village of Brewster aimed to offer early, accessible, and meaningful opportunities to the public to be involved in this effort. Throughout the process, residents and stakeholders were invited to participate in discussions on how the plan should evolve and what it should say. Residents and stakeholders clearly expressed their shared values and vision for the future during workshops, meetings, interviews and other public opportunities.

To gain as much public input as possible, the process included many opportunities for the community to get involved. The process included three scheduled public meetings, facilitations with various organizations with strong ties to the community, a survey for residents, and a survey for businesses. All materials were provided in English and Spanish translation. The complete method and process is described on page 6.

### **Summary of Findings**

#### *Community Engagement Meetings*

During the larger public engagement meetings and the smaller facilitations with specific Brewster organizations, the citizens of The Village of Brewster were asked what should be maintained in Brewster, what current issues/needs could be met by the Comprehensive Plan, and strategies that could address the current issues. The next paragraph provides a

summary of the comments that were brought up most frequently by the citizens of Brewster. The complete list of comments, however, can be seen in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.10).

### *Community Engagement Summary*

The citizens of the Village of Brewster value the historical value and architecture of the buildings in the Village. Specifically, there is strong agreement among the residents that there is great value in the old historic buildings such as the Churches, Walter Brewster House, Cameo Theater, and Old Town Hall. The preservation and restoration of these, and other historical landmarks, is very important to the citizens of the Village of Brewster. The community thinks that the Village's many facilities are very important to maintain, and they enjoy using the Public Library and dining out at Bob's Diner. The community values the location of the Village of Brewster in relation to highway and train transportation. The residents appreciate and value the presence of the Metro North Train Station, along with the design and upkeep of the station grounds. There is also a strong appreciation of the amount of open space and parks that are made available to the residents of the Village of Brewster.

The major concern about the Village among the citizens is the need to add a variety of businesses to Downtown Brewster and Main Street. The residents of the Village think that it is necessary to create a focal point in the Village, a central gathering place, or something that would make Brewster a tourist destination. The residents are also concerned with traffic congestion in the Village, poorly maintained sidewalks, and the general lack of parking. There is strong support for improving the aesthetics and connectivity of the Village. The residents are calling for the beautification of Downtown Brewster, through more pedestrian friendly sidewalks, and connectivity from downtown to the residential districts; bicycle amenities; streetscape improvement; and access to clean, well-maintained parks. The complete list of issues and concerns of the citizens of Brewster can be seen in "**Public Participation Results: 1. Community Engagement Comments.**" (Pg.14).

The citizens of the Village of Brewster have many ideas of what should be done at the Garden Street School site. Some popular ideas that emerged were to create a community civic center, a satellite campus for a college, or housing. Specifically, the residents think that a mixed-use development with market rate housing, including senior housing, shopping, restaurants, and available workspace, would be suitable for the location. The residents would strongly like to see the site developed in a way that would bring in tax revenue. The complete list of proposed uses can be seen in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.25).

The participating citizens spent time brainstorming different strategies that could begin to achieve the needs of the Village. These strategies can be found in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.20). The Comprehensive Plan Committee can consider this input in the next steps of the planning process for the Village of Brewster.

## *Public Opinion Surveys*

### **Residential:**

One-hundred and eighty residential public opinion surveys were filled out during the public engagement process. The majority of the residential citizens of the Village of Brewster think that Brewster's strength lies in the school system, the location and access of the Village, and the natural environment of the surrounding area. Many residents think that the current state of Brewster's Main Street Corridor and the lack of a commercial and shopping area in downtown Brewster are areas of great concern. Based on survey results, which can be seen in their entirety in "**Community Engagement Through Distribution of Surveys: Resident Survey Results,**"(Pg.28) the residents of Brewster would like to see more retail, restaurants, and entertainment development occur in the Village of Brewster. They would not like to see more gas stations, industrial development or apartment housing in the area. Further, the top three priorities that the Comprehensive Plan should focus on include: improving and preserving the Main Street corridor, improving the Brewster's parks and open space, and improving the Village of Brewster's development and growth potential.

### **Business:**

Fifty business surveys were filled out during the public engagement process. The results of these surveys can be seen in their entirety in "**Community Engagement Through Distribution of Surveys: Business Survey Results.**"(Pg.43) According to the surveys, business owners of the Village of Brewster would like to see more retail, restaurant, and entertainment development in the Village of Brewster, and they do not want to see industrial development. A concern for the business owners of the Village is adequate parking for customers. The top three priorities that the Comprehensive Plan should focus on include: improving or preserving the Main Street corridor, improving the residential areas in the Village, and the Village of Brewster's development and growth potential.

## **Public Participation Methods and Process**

### **Comprehensive Plan Committee Meetings**

The Village of Brewster Board of Trustees established the Comprehensive Plan Committee in August 2013. The Committee is tasked with updating the Village of Brewster's Comprehensive Plan through a series of regularly scheduled, monthly meetings. The Comprehensive Plan Update Committee meetings are open to the public. The Village of Brewster and the Committee look to involve the residents of Brewster in providing input as to what the vision for the Village's growth, development, and preservation should be for the next 5-10 years.

### **Public Engagement Meetings**

The Comprehensive Plan Committee, contracted with the Land Use Law Center at Pace Law School, to assist them in reaching out to the community to participate in the various public engagement efforts. Two large public meetings were held at the Garden Street School on February 26, 2014 and March 8, 2014 from 7:00pm – 9:00pm. An additional public meeting was held at Village Hall on March 20, 2014 from 10:00am – 12:00pm.

Each meeting was open to the entire public, and facilitated by Tiffany Zezula of the Land Use Law Center, Meghan Taylor from the Putnam County Economic Development Corporation, Barbara Barosa from the Putnam County Planning Department, and Joe Cjazka from Hudson Valley Pattern for Progress.

The Village asked the participants the priority issues, assets, and challenges facing the Village in relation to its land use patterns. This included discussion on community facilities, such as parks and recreation; preservation of cultural and natural resources; transportation issues; economic development; blight; and downtown revitalization. Participants were all asked to strategize about different solutions to the issues raised. Lastly, discussion was had regarding the vacant Garden Street School.

### **Stakeholder Sessions**

Five additional facilitations, with various organizations with strong ties to the community, were held during these organization's monthly meetings. These included the Patterson Rotary Club on January 28, 2014, the Brewster Chamber of Commerce on February 19, 2014, the Brewster Rotary Club on March 4, 2014, the Hill Neighborhood Association on March 13, 2014 and Team Brewster on April 3, 2014. All sessions were conducted similarly to the larger public engagement meetings and participants were asked the same questions as the larger public engagement meetings. The methods used in setting up these organizational meetings are discussed below in "**Methods of Informing the Public about Engagement Opportunities.**"(Pg.7). The complete combined results and key findings of these meetings are documented below in "**Public Participation Results: 1. Community Engagement Comments.**"(Pg.10).

See *Appendix A* for a sample of the English and Spanish versions of the Public Engagement Meeting agendas and discussion documents.

## **Public Engagement Surveys**

Another way that the Village of Brewster's Comprehensive Plan Committee sought to engage the public was through the creation of public opinion surveys. An English and Spanish version of a survey for residents and an English and Spanish version of a survey for business owners was created. The hardcopy of these surveys could be filled out and mailed back to the Village or, if more convenient, could be taken online. The Comprehensive Plan Committee used SurveyMonkey to create the online surveys and the links were provided on all of the informational flyers and emails that were sent out. More can be read about the methods used by the Village to notify the public of the opportunity to engage in the Comprehensive Plan Update in "**Methods of Informing the Public About Engagement Opportunities.**" (Pg.7). The complete combined results and key findings of the public opinion surveys are documented below in "**Community Participation through Residential and Business Surveys: Results and Key Findings.**" (Pg.28).

See *Appendix B* for complete drafts of the English and Spanish versions of both the resident and business public opinion surveys.

## **Methods of Informing the Public About Engagement Opportunities**

### **A. Flyers**

The Comprehensive Plan Committee posted 100 color 11x17 cover stock full bleed signage flyers in storefronts, on bulletin boards, and around the Village of Brewster. These flyers were used to notify the community of the upcoming Public Engagement Meetings and the availability of filling out a survey either by hand or online. Brewster Central School District sent notice to student homes in "e-back pack" – that would include entire village and surrounding town(s) that have a student in the school district or are otherwise on the e-back pack list. Flyers were also included in the February Sewer Bill and March Refuse Bill. A full color flyer was also posted on the Brewster Village Website homepage.

See *Appendix C* for English and Spanish version of the flyers containing the links to the online public opinion surveys.

See *Appendix C* for a picture of the homepage containing the flyer.

### **B. Mailing of Surveys**

The five-page public opinion survey for residents was directly mailed to owner occupied and registered voters within Village of Brewster boundaries. Village Trustee Boissonnault

handed out 140 invitations to the Public Engagement Meetings to nonprofit, commercial, and residential community members.

### **C. Email outreach**

Flyers were sent via email to 110 email recipients who have requested Village of Brewster updates. They were also sent out to Team Brewster, the Zoning Board of Appeals, the Putnam County Economic Development Department, and Brewster10509@Yahoogroups.com (which contains over 700 members primarily residing in or interested in the 10509 zip code). The Land Use Law Center also sent emails containing the flyers with the dates of the Public Engagement Meetings and links to take the online surveys to a list of organizations with close ties to the Village. The emails encouraged each organization to hand out the flyers to their participating members. They also discussed setting up public engagement facilitations at any of the organization's future meetings.

Here is a full list of organizations that were contacted by the Land Use Law Centers email efforts:

- Hill Neighborhood Association
- Brewster Chamber of Commerce
- Putnam County Chamber of Commerce
- Putnam County Realtors Association
- Putnam County Land Trust
- Team Brewster
- HVC Coalition
- Elementary School PTA
- Middle School PTA
- High School PTA
- Brewster Rotary
- Temple Beth Elohim
- Brewster Presbyterian Church
- Church of St. Lawrence O'Toole
- Trinity Lutheran Church
- Grace Assembly of God
- First Baptist Church Brewster
- American Legion

### **D. Website postings**

Announcements were simultaneously posted on four separate Facebook accounts including; Envision Brewster, Village of Brewster, Putnam County Chamber of Commerce, and Putnam County Realtors. Putnam County Chamber of Commerce also posted an announcement on their website.

See *Appendix C* to view the announcement on Putnam County Chamber of Commerce's Website.

#### **E. Newspaper Announcement**

There was early and ongoing media coverage in the Putnam County Times, Putnam Examiner, and Southeast-Brewster Patch announcing the Public Engagement Meetings and links to take the online public opinion surveys.

See *Appendix C* to view the Putnam Examiner article "Comprehensive Plan Being Revised in Brewster."

#### **F. Phone Calls**

The Village's Comprehensive Plan Committee and the Land Use Law Center reached out to different organizations in the community to set up facilitation meetings at their organizational meetings.

## **Public Participation Results**

### **1. Community Engagement Comments**

An important aspect of the Community Engagement process was holding public meetings where the community was invited to share their thoughts and visions on the future of the Village of Brewster. Tiffany Zezula from the Land Use Law Center, Meghan Taylor from the Putnam County Economic Development Corporation, Barbara Barosa from the Putnam County Planning Department, and Joe Cjazka from Hudson Valley Pattern for Progress facilitated these meetings to get public input regarding what should be maintained in Brewster, what current issues/needs could be met by the Comprehensive Plan, and strategies that could address the current issues. As discussed above, the meetings were advertised through posted flyers and announcements on the Village of Brewster's website and local newspaper. There were a total of three general public meetings. In addition to those meetings, five other groups with strong community involvement set up facilitated community sessions.

At each meeting the community members were asked to respond to the following questions. Complete responses are reproduced below. Each comment is included only once in the first column, the second column indicates how many meetings that comment was made. The key findings summary for each question will be based upon the frequency of meetings that the comment was raised at.

This chart is a compilation of all the public comments given during all the public sessions. The authors of this report have made general categories for each of the public comments. Many of these comments may overlap with other category titles, but for organizational purposes, the comments have been grouped as such.

See *Appendix D* for facilitation notes from each meeting.

**Meeting Key:**

- 1: Public Meeting No. 1, Feb. 26, 2014
- 2: Public Meeting No. 2, March 8, 2014
- 3: Public Meeting No. 3, March 20, 2014
- A: Patterson Rotary Club Facilitation, January 28, 2014
- B: Brewster Chamber of Commerce Facilitation, February 19, 2014
- C: Brewster Rotary Club Facilitation, March 4, 2014
- D: Hill Neighborhood Association Facilitation, March 13, 2014
- E: Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014

<b>1. What about the Village of Brewster do you think is good, or would you like to maintain?</b>	<b>Meetings</b>	<b># of Meetings Noted</b>	<b>Category</b>
The Metro North Train, and the Train Station	<b>1,2, 3, A, B, C, D, E</b>	<b>7</b>	<b>Location/Access</b>
The proximity to N.Y.C (great location and access)	<b>1, 2, 3, C</b>	<b>4</b>	<b>Location/Access</b>
The proximity to major highways	<b>1</b>	<b>1</b>	<b>Location/Access</b>
The Library	<b>1, 2, 3, A, B, D</b>	<b>6</b>	<b>Buildings/Landmarks</b>
Churches, Houses of Worship	<b>1, 3, A, B, D, E</b>	<b>6</b>	<b>Buildings/Landmarks</b>
The Cameo Theater	<b>1, A, B, D</b>	<b>4</b>	<b>Buildings/Landmarks</b>
The Walter Brewster House	<b>1, 3, A, C</b>	<b>4</b>	<b>Buildings/Landmarks</b>
Old Town Hall	<b>1,2,D</b>	<b>3</b>	<b>Buildings/Landmarks</b>
The Town of Southeast Museum	<b>2, 3, C</b>	<b>3</b>	<b>Buildings/Landmarks</b>
Garden Street School is an icon and an anchor	<b>2, A, D</b>	<b>3</b>	<b>Buildings/Landmarks</b>
Marvin Avenue	<b>1</b>	<b>1</b>	<b>Buildings/Landmarks</b>
Clever Mansion, Purple Victorian, Churches and Fowler Mansion (preservation of these historic buildings)	<b>1</b>	<b>1</b>	<b>Buildings/Landmarks</b>
Southeast House (top floor added that blends well with historic features)	<b>1</b>	<b>1</b>	<b>Buildings/Landmarks</b>
Village Hall and businesses relocation there	<b>D</b>	<b>1</b>	<b>Buildings/Landmarks</b>
Town Hall building	<b>1</b>	<b>1</b>	<b>Buildings/Landmarks</b>
50 Main St. (the new façade is in keeping with the surrounding buildings)	<b>1</b>	<b>1</b>	<b>Buildings/Landmarks</b>
The Play House	<b>A</b>	<b>1</b>	<b>Buildings/Landmarks</b>
The historical value and architecture of the buildings	<b>1,2, 3, A, B, C, D</b>	<b>7</b>	<b>Attractiveness</b>
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The general architecture of the buildings/ variety of architecture	<b>1,2,3, C, D</b>	<b>5</b>	<b>Attractiveness</b>
The Charm / Quaintness of the Village	<b>1, C, E</b>	<b>3</b>	<b>Attractiveness</b>
The Walkability of the Village	<b>1, C, D</b>	<b>3</b>	<b>Attractiveness</b>
Pedestrian Friendly	<b>B, D</b>	<b>2</b>	<b>Attractiveness</b>
The opportunity that is present to renovate old buildings	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
The topographic design of the Village	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Aesthetics	<b>2</b>	<b>1</b>	<b>Attractiveness</b>
Slate roofs downtown Main St.	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
The planters and flowers on Main St.	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
The view shed of Main Street	<b>2</b>	<b>1</b>	<b>Attractiveness</b>
Downtown/ Main Street	<b>C</b>	<b>1</b>	<b>Attractiveness</b>
Positive Development	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Cross walks and speed zones	<b>B</b>	<b>1</b>	<b>Attractiveness</b>
Bob's Diner	<b>1,2, 3, A, C, D, E</b>	<b>7</b>	<b>Commercial/Business Services</b>
Jack and Jill's Pool Hall	<b>3, C, D</b>	<b>3</b>	<b>Commercial/Business Services</b>
Kobacker's Market	<b>2, 3, D</b>	<b>3</b>	<b>Commercial/Business Services</b>
Flower Shop	<b>2, 3, E</b>	<b>3</b>	<b>Commercial/Business Services</b>
Brewster Flower Garden	<b>3, D</b>	<b>2</b>	<b>Commercial/ Business Services</b>
The Businesses in the Village	<b>1, A</b>	<b>2</b>	<b>Commercial/Business Services</b>
Kenny's Chinese	<b>3, E</b>	<b>2</b>	<b>Commercial/Business Services</b>
Restaurants	<b>C, E</b>	<b>2</b>	<b>Commercial/Business Services</b>
Gas Stations (cheap gasoline, good coffee)	<b>A, D</b>	<b>2</b>	<b>Commercial/Business Services</b>
Pizza Place	<b>E</b>	<b>1</b>	<b>Commercial/Business Services</b>
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The Shipping Center	<b>3</b>	<b>1</b>	<b>Commercial/Business Services</b>
Steve P. Brewster Service Station	<b>D</b>	<b>1</b>	<b>Commercial/Business Services</b>
Dog Groomer, Mail Station, Travel Agency and their long term presence in the Village of Brewster	<b>E</b>	<b>1</b>	<b>Commercial/Business Services</b>
Waste Water Treatment Plant	<b>1</b>	<b>1</b>	<b>Infrastructure</b>
W/S Capacity	<b>1</b>	<b>1</b>	<b>Infrastructure</b>
Parking lot at the train station	<b>1</b>	<b>1</b>	<b>Infrastructure</b>
The highway department provides good service	<b>1, B, D</b>	<b>3</b>	<b>Community Services</b>
Free English language programs	<b>1, 2</b>	<b>2</b>	<b>Community Services</b>
Government ceremonies	<b>3</b>	<b>1</b>	<b>Community Services</b>
Putnam County Hospital	<b>B</b>	<b>1</b>	<b>Community Services</b>
Services of the Village	<b>B</b>	<b>1</b>	<b>Community Services</b>
Municipal offices downtown	<b>2</b>	<b>1</b>	<b>Community Services</b>
Free parking on the weekends in the Village	<b>2</b>	<b>1</b>	<b>Community Services</b>
The flexibility by the Village	<b>2</b>	<b>1</b>	<b>Community Services</b>
Town of Southeast Building Department	<b>D</b>	<b>1</b>	<b>Community Services</b>
Low taxes	<b>3</b>	<b>1</b>	<b>Community Services</b>
Friendly, good community	<b>D</b>	<b>1</b>	<b>Community Services</b>
Elderly friendly community	<b>D</b>	<b>1</b>	<b>Community Services</b>
Neighborhood associations	<b>D</b>	<b>1</b>	<b>Community Services</b>
The number of parks and amount of open space	<b>1,2, 3, A, B, D, E</b>	<b>7</b>	<b>Recreation/ Cultural</b>
The bike trail	<b>1, 2, D, E</b>	<b>4</b>	<b>Recreation/ Cultural</b>
Studio Around the Corner	<b>1, 2, 3, D</b>	<b>4</b>	<b>Recreation/ Cultural</b>
The proximity of hiking	<b>1, D, E</b>	<b>3</b>	<b>Recreation/ Cultural</b>
Access points to Croton River	<b>1,2, 3</b>	<b>3</b>	<b>Recreation/ Cultural</b>
The Film Festival	<b>1, 2, D</b>	<b>3</b>	<b>Recreation/ Cultural</b>
Cultural Arts Coalition and the presence and promotion of cultural arts	<b>1, 2, D</b>	<b>3</b>	<b>Recreation/ Cultural</b>
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The opportunity to have Riverfront property (a park)	<b>1,3</b>	<b>2</b>	<b>Recreation/ Cultural</b>
Wells/ Markel Park	<b>1, 2</b>	<b>2</b>	<b>Recreation/ Cultural</b>
Electra Zone Park	<b>1, 2</b>	<b>2</b>	<b>Recreation/ Cultural</b>
The gazebo at Veterans Park	<b>1, D</b>	<b>2</b>	<b>Recreation/ Cultural</b>
The Rail Trail	<b>1, C</b>	<b>2</b>	<b>Recreation/ Cultural</b>
Fly Fishing, Trout Fishing → creating access and outfitting	<b>2,3</b>	<b>2</b>	<b>Recreation/ Cultural</b>
The passive recreation with morningthorpe bridge	<b>1, E</b>	<b>2</b>	<b>Recreation/ Cultural</b>
The scenic views (Marvin Mt.)	<b>2,3</b>	<b>2</b>	<b>Recreation/ Cultural</b>
Walking tours- bridge to bridge	<b>3</b>	<b>1</b>	<b>Recreation/ Cultural</b>
East Branch of the Croton River	<b>D</b>	<b>1</b>	<b>Recreation/ Cultural</b>
Open access along water near Veterans Park	<b>3</b>	<b>1</b>	<b>Recreation/ Cultural</b>
The Farmers Market	<b>1, 2, 3, D</b>	<b>4</b>	<b>Recreation/Cultural</b>
Founders Day	<b>2, C</b>	<b>2</b>	<b>Recreation/Cultural</b>
Teen Center	<b>2</b>	<b>1</b>	<b>Recreation/Cultural</b>
Community Center	<b>2</b>	<b>1</b>	<b>Recreation/Cultural</b>
Good community space	<b>2</b>	<b>1</b>	<b>Recreation/Cultural</b>
Parades and Events	<b>D</b>	<b>1</b>	<b>Recreational/Cultural</b>
The affordability of housing	<b>1,3</b>	<b>2</b>	<b>Housing</b>
Apartments over the stores in the Village	<b>1</b>	<b>1</b>	<b>Housing</b>
Housing stock	<b>1</b>	<b>1</b>	<b>Housing</b>

<b>2. What are the issues that you think the Village has or what do you think the Village Needs?</b>	<b>Meetings</b>	<b># of Meetings Noted</b>	<b>Category</b>
Cameo Theater should not be left vacant, it should be renovated	<b>1,2, C, D</b>	<b>4</b>	<b>Buildings/ Landmarks</b>
Renovate and preserve the Walter Brewster House	<b>2</b>	<b>1</b>	<b>Buildings/ Landmarks</b>
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Current buildings don't fit modern needs	<b>1</b>	<b>1</b>	<b>Buildings/ Landmarks</b>
Improved condition of sidewalks, maintenance of the sidewalks	<b>1,2,3,A, B, C, D, E</b>	<b>8</b>	<b>Attractiveness</b>
Beautification	<b>1,2,3, A, B, D, E</b>	<b>7</b>	<b>Attractiveness</b>
Pedestrian friendly sidewalks, connectivity, walkable design (including cross walks on Main Street)	<b>1,2,3,A, B, C, E</b>	<b>7</b>	<b>Attractiveness</b>
Wider sidewalks	<b>1,2,3,A, B, C, D</b>	<b>7</b>	<b>Attractiveness</b>
Connect residential areas to the Village with Sidewalks	<b>1, 2, A, B, C,D</b>	<b>6</b>	<b>Attractiveness</b>
The need to create a focal point in the Village/ Place of destination	<b>1, 2, 3, A, B, C</b>	<b>6</b>	<b>Attractiveness</b>
Streetscapes and design downtown (update design, guidelines)	<b>1,2,3,A</b>	<b>4</b>	<b>Attractiveness</b>
Public space improvement	<b>1,2,3,A</b>	<b>4</b>	<b>Attractiveness</b>
Signage and visual nature of storefronts need improvement, should have guidelines	<b>1,2,3,D</b>	<b>4</b>	<b>Attractiveness</b>
Police day labor, Need to create a day laborer center	<b>2, B, C, D</b>	<b>4</b>	<b>Attractiveness</b>
The entrance/ gateway to the Village needs beautification	<b>2,D, E</b>	<b>3</b>	<b>Attractiveness</b>
Losing the younger generation is an issue, need people to stay	<b>1,2, E</b>	<b>3</b>	<b>Attractiveness</b>
Need to keep commuters, attract them to stay on Main St.	<b>1, A</b>	<b>2</b>	<b>Attractiveness</b>
Specifically, Red Paver sidewalks on Main Street	<b>2, E</b>	<b>2</b>	<b>Attractiveness</b>
Church should not buy properties zoned for residential to make a parking lot	<b>1, D</b>	<b>2</b>	<b>Attractiveness</b>
Buildings need to be renovated and revitalized (especially vacant, foreclosed, distressed properties)	<b>1, D</b>	<b>2</b>	<b>Attractiveness</b>
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Main street should have more lighting (big lights like near the train station)	<b>1,D</b>	<b>2</b>	<b>Attractiveness</b>
Preserve Main St. old architecture	<b>1,2</b>	<b>2</b>	<b>Attractiveness</b>
Something to attract millennials	<b>1, E</b>	<b>2</b>	<b>Attractiveness</b>
Remove overhead lines	<b>3, D</b>	<b>2</b>	<b>Attractiveness</b>
Better more uniform landscaping	<b>3</b>	<b>1</b>	<b>Attractiveness</b>
Truck deliveries should be moved off Main Street	<b>2</b>	<b>1</b>	<b>Attractiveness</b>
Architectural regulation	<b>2</b>	<b>1</b>	<b>Attractiveness</b>
There should be no industrial uses in the main corridors	<b>D</b>	<b>1</b>	<b>Attractiveness</b>
Taller buildings downtown	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Access to buying vacant properties (Cameo Theater) issue with ownership	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
More Greenery and trees along Main Street	<b>2</b>	<b>1</b>	<b>Attractiveness</b>
Old Post Office shouldn't be vacant and should be renovated	<b>D</b>	<b>1</b>	<b>Attractiveness</b>
There needs to be a variety of businesses (Ice cream parlor, post office, drug store, bank, consignment shop, antiques, bakery, dry cleaner, gift shops)	<b>1,2,3, A, B, C, D, E</b>	<b>8</b>	<b>Commercial/ Business Services</b>
More shopping	<b>1, 2,3, A, B, C, D</b>	<b>7</b>	<b>Commercial/ Business Services</b>
Restaurants, not delis or pizza parlors	<b>1, 2, 3, B, C, E</b>	<b>6</b>	<b>Commercial/ Business Services</b>
Movie Theater/Theater/ entertainment	<b>1,2,3, B, E</b>	<b>5</b>	<b>Commercial/ Business Services</b>
Boutique Shops	<b>1,2,3</b>	<b>3</b>	<b>Commercial/ Business Services</b>
Cafes	<b>1,2</b>	<b>2</b>	<b>Commercial/ Business Services</b>
Grocery Store	<b>1</b>	<b>1</b>	<b>Commercial/ Business Services</b>
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Bookstore/ record store	<b>1</b>	<b>1</b>	<b>Commercial/ Business Services</b>
Need stores that sells local crafts and goods	<b>E</b>	<b>1</b>	<b>Commercial/ Business Services</b>
Old fashioned 5&10 store, not a dollar store.	<b>1</b>	<b>1</b>	<b>Commercial/ Business Services</b>
Commercial indoor retail for flea markets, food court or vending	<b>1</b>	<b>1</b>	<b>Commercial/ Business Services</b>
Redevelop Main St. Corridor with commercial development	<b>3</b>	<b>1</b>	<b>Commercial/ Business Services</b>
High end wine bar	<b>2</b>	<b>1</b>	<b>Commercial/ Business Services</b>
Professional space and offices downtown	<b>1</b>	<b>1</b>	<b>Commercial/Business Services</b>
Multi-level mixed-use buildings downtown	<b>1</b>	<b>1</b>	<b>Commercial/Business Services</b>
Parking balance with commuters versus residents	<b>1, 2, 3, A, B, C, D</b>	<b>7</b>	<b>Parking &amp; Infrastructure</b>
More parking	<b>1, 2, 3, A, B, C</b>	<b>6</b>	<b>Parking &amp; Infrastructure</b>
Parking garage needed (compatible with current design, aesthetically pleasing)	<b>2,3, B, C, D</b>	<b>5</b>	<b>Parking &amp; Infrastructure</b>
Apartments on Oak St. need parking	<b>1,2</b>	<b>2</b>	<b>Parking &amp; Infrastructure</b>
Parking meters should go, or the Village should get smart meters	<b>1,3</b>	<b>2</b>	<b>Parking &amp; Infrastructure</b>
Reopen prospect bridge/ traffic flow is bad.	<b>1, 2, D</b>	<b>3</b>	<b>Infrastructure</b>
Bridges need repair	<b>1,2, D</b>	<b>3</b>	<b>Infrastructure</b>
Hoyt Street/ Marvin Ave.	<b>2, D</b>	<b>2</b>	<b>Infrastructure</b>
Oak Street should be one way, it is too busy	<b>2,A</b>	<b>2</b>	<b>Infrastructure</b>
Traffic flow is an issue because of State versus local traffic	<b>D</b>	<b>1</b>	<b>Infrastructure</b>
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There is a dangerous area with no yield or stop sign by Bob's Diner	<b>1</b>	<b>1</b>	<b>Infrastructure</b>
Community integration/ collaboration with Spanish residents	<b>3, B, D, E</b>	<b>4</b>	<b>Community Services</b>
Bilingual signage is needed in the Village of Brewster	<b>D</b>	<b>1</b>	<b>Community Services</b>
Educational facilities	<b>B</b>	<b>1</b>	<b>Community Services</b>
Get Spanish Church input	<b>E</b>	<b>1</b>	<b>Community Services</b>
Community Center with work training for day laborers	<b>3</b>	<b>1</b>	<b>Community Services</b>
Move Chamber office downtown	<b>B</b>	<b>1</b>	<b>Community Services</b>
Need loading docks for businesses on Main St.	<b>1</b>	<b>1</b>	<b>Community Services</b>
More public transit	<b>1</b>	<b>1</b>	<b>Community Services</b>
There should be public restrooms	<b>3</b>	<b>1</b>	<b>Community Services</b>
Need a bigger Village Court with more parking	<b>3</b>	<b>1</b>	<b>Community Services</b>
Parks need to be maintained and cleaned up	<b>1,2, B, D, E</b>	<b>5</b>	<b>Recreation/Cultural</b>
Need Village residents to gain access to the parks	<b>1,2,B, D, E</b>	<b>5</b>	<b>Recreation/Cultural</b>
Active Recreational Center	<b>3, B, D, E</b>	<b>4</b>	<b>Recreation/Cultural</b>
Civic Center for events	<b>1,3,A, B</b>	<b>4</b>	<b>Recreation/Cultural</b>
More recreational activities	<b>1,3, B</b>	<b>3</b>	<b>Recreation/Cultural</b>
Weekly concerts (Parks)	<b>1, 2, E</b>	<b>3</b>	<b>Recreation/Cultural</b>
More places for families to go together	<b>1, D, E</b>	<b>3</b>	<b>Recreation/Cultural</b>
Bike lane, need complete streets (bike riding should be off sidewalks)	<b>3,C</b>	<b>2</b>	<b>Recreation/Cultural</b>
Complete and expand the bike trail	<b>1, 2</b>	<b>2</b>	<b>Recreation/Cultural</b>
Fine Arts studio on Main Street	<b>2,B</b>	<b>2</b>	<b>Recreation/Cultural</b>
Visitor Center	<b>2,3</b>	<b>2</b>	<b>Recreation/Cultural</b>
The village needs bike racks/ amenities	<b>1,3</b>	<b>2</b>	<b>Recreation/Cultural</b>
Need young children activities and programs	<b>2, B</b>	<b>2</b>	<b>Recreation/Cultural</b>

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Tennis Courts	3, E	2	Recreation/Cultural
Day camp at parks	3, B	2	Recreation/Cultural
Renovate Old Town Hall, possibly into a Theater	2, E	2	Recreation/Cultural
Need more access to the river or develop a park on the water	2,A	2	Recreation/Cultural
Revitalization of Wells and Bailey Park	2, E	2	Recreation/Cultural
Need to embrace cultural changes	2,B	2	Recreation/Cultural
There is a need for a dog park	2,3	2	Recreation/Cultural
An ethnic cultural club	1	1	Recreation/Cultural
Spray Park is closed	E	1	Recreation/Cultural
Need a pavilion and picnic tables	E	1	Recreation/Cultural
There needs to be a connection from the train station to the bike trail	2	1	Recreation/Cultural
Batting cages	3	1	Recreation/Cultural
Need meditation labyrinths	E	1	Recreation/Cultural
Teen Center	3	1	Recreation/Cultural
Women's Center	3	1	Recreation/Cultural
Film/ music festivals	1	1	Recreation/Cultural
Expand Farmers Market	3	1	Recreation/Cultural
Bed and Breakfasts	1, 2, 3, E	4	Tourism
Tourism promotion	1,2,3	3	Tourism
Overnight lodging	1, 2, 3	3	Tourism
Rebrand the Village with a recreation theme (hiking, biking fishing)	1,2	2	Tourism
Clarification about where Brewster is, defining it	C	1	Tourism
Affordable housing, set aside a percentage in any market rate development	1, 3	2	Housing
There needs to be enforcement for absentee landlords to be held more accountable.	2, D	2	Housing
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Need to fix overcrowding in rental houses/ apartments	<b>2</b>	<b>1</b>	<b>Housing</b>
Too much multi-family rental housing	<b>1</b>	<b>1</b>	<b>Housing</b>
Market rate housing	<b>1</b>	<b>1</b>	<b>Housing</b>
Accessible Housing	<b>3</b>	<b>1</b>	<b>Housing</b>
Residences near the train station	<b>B</b>	<b>1</b>	<b>Housing</b>
Need ownership of homes, some with accessory uses	<b>E</b>	<b>1</b>	<b>Housing</b>
Stricter code enforcement is necessary	<b>1,2, D</b>	<b>3</b>	<b>Community Improvement</b>
Mixed municipalities: too many publicly owned properties by other municipalities	<b>1,D</b>	<b>2</b>	<b>Community Improvement</b>
Safety	<b>1</b>	<b>1</b>	<b>Community Improvement</b>
Increase fire protection, retrofit and meet codes.	<b>3</b>	<b>1</b>	<b>Community Improvement</b>
Need more tax paying properties	<b>1</b>	<b>1</b>	<b>Community Improvement</b>
Village and Town disconnect	<b>D</b>	<b>1</b>	<b>Community Improvement</b>

<b>3. What are some strategies or ideas that you can come up with to help achieve some any of these needs?</b>	<b>Meetings</b>	<b># of Meetings Noted</b>	<b>Category</b>
The renovations on Old Town Hall should move forward	<b>1</b>	<b>1</b>	<b>Buildings/Landmarks</b>
Restore the Cameo Theater, connect it with the Brewster Film Festival	<b>1,C</b>	<b>2</b>	<b>Buildings/Landmarks</b>
Create a place off Main St. for day laborers to wait for work	<b>2, B, C, D</b>	<b>4</b>	<b>Attractiveness</b>
Add lighting along Main St. and residential areas to encourage walkability	<b>1, C, E</b>	<b>3</b>	<b>Attractiveness</b>
Create a Village Square, to have a central gathering place	<b>1, B, E</b>	<b>3</b>	<b>Attractiveness</b>

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Enhance streetscapes throughout the Village	<b>1, E</b>	<b>2</b>	<b>Attractiveness</b>
Have a Historic Overlay to protect downtown historic buildings	<b>1,3</b>	<b>2</b>	<b>Attractiveness</b>
Make street lights LED	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Increase inter-connectivity along Main St. (libraries, municipal buildings, parks) bring everything up to code	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Implement sustainable development, green development, and keep an eye on e-commerce threats	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Restore buildings undergoing repair to blend with historic Brewster	<b>1</b>	<b>1</b>	<b>Attractiveness</b>
Attract and retain customers once they come to the Village, more high end restaurants	<b>1,3, C, E</b>	<b>4</b>	<b>Commercial/Business Services</b>
Carry out an economic analysis/ market study of the Village	<b>A, B, C</b>	<b>3</b>	<b>Commercial/Business Services</b>
Create retail and service that draws a demographic with a disposable income	<b>1, C</b>	<b>2</b>	<b>Commercial/Business Services</b>
Take stock of what the Village currently has in regard to businesses	<b>A, C</b>	<b>2</b>	<b>Commercial/Business Services</b>
Have outdoor cafes on Main St.	<b>1</b>	<b>1</b>	<b>Commercial/Business Services</b>
Recruit new corporations to invest and come to the Village of Brewster	<b>1</b>	<b>1</b>	<b>Commercial/Business Services</b>
Increase of a demographic with disposable income	<b>1</b>	<b>1</b>	<b>Commercial/Business Services</b>
Make sure there is adequate parking before new development occurs	<b>1, C</b>	<b>2</b>	<b>Parking &amp; Infrastructure</b>
Create some structural parking	<b>1, C</b>	<b>2</b>	<b>Parking &amp; Infrastructure</b>
Make possible restrictions on parking that favors residents over commuters	<b>1</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Create complimentary uses for existing parking	<b>1</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
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Head-in parking	<b>1</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Have off street parking near Wells Park	<b>1</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Have a tiered parking system	<b>2</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Use Freeport, Maine as a case study for Parking	<b>2</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Complete a traffic flow analysis	<b>C</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Make a yield/stop sign near dangerous crossing at Bobs Diner	<b>1</b>	<b>1</b>	<b>Parking &amp; Infrastructure</b>
Repair the bridges at the Gateways, open conversations with Metro North and Department of Transportation to achieve this	<b>1</b>	<b>1</b>	<b>Infrastructure</b>
Communicate with the Department of Transportation for bridge repair	<b>1</b>	<b>1</b>	<b>Infrastructure</b>
Include the faith-based community more	<b>1</b>	<b>2</b>	<b>Community Services</b>
Advertise events in town better	<b>1</b>	<b>1</b>	<b>Community Services</b>
The library should be expanded	<b>1</b>	<b>1</b>	<b>Community Services</b>
Create a hiring center to help with unemployment for all residents and immigrant work population	<b>3</b>	<b>1</b>	<b>Community Services</b>
Create a cultural center at Southeast Museum	<b>3, E</b>	<b>2</b>	<b>Recreation/Cultural</b>
There should be open access along the river between the bridges	<b>2, E</b>	<b>2</b>	<b>Recreation/Cultural</b>
Enhance Wells Park by adding ice skating, access to rail trial, farmers market or flea market	<b>1, E</b>	<b>2</b>	<b>Recreation/Cultural</b>
The empty pool at Markel Park should be used	<b>1, E</b>	<b>2</b>	<b>Recreation/Cultural</b>
Create a cultural center, like a Jacob Burns satellite	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
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Morningthorpe Bridge project would tie together Diverting Reservoir trail, Riverwalk passive recreation trail, Sidewalk connections to Main St. and Multiple connections to Bike & Hike Trail.	<b>E</b>	<b>1</b>	<b>Recreation/Cultural</b>
Collaborate with Hudson Valley Greenways / Add Scenic Hudson Collaboration	<b>E</b>	<b>1</b>	<b>Recreation/Cultural</b>
Increase recreational uses in the Village, gain access along Department of Environmental Protection properties	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
Should have the use of the river	<b>E</b>	<b>1</b>	<b>Recreation/Cultural</b>
Have interim façade improvements to attract new investment	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
Have more parks and schools for young children	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
Have a dance school for children in the Village	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
Have a YMCA, boys and girls club or recreation center	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
Tie commerce with tourism, have marketing packages	<b>1, B, C</b>	<b>3</b>	<b>Tourism</b>
Promote tourism through rebranding and making the Village of Brewster a destination for recreation and cultural arts	<b>1,B, E</b>	<b>3</b>	<b>Tourism</b>
Package day trips for tourism purposes, create a marketing plan	<b>3, A</b>	<b>2</b>	<b>Tourism</b>
Get the word out about historic walking tours, use technology like Phone Apps	<b>3</b>	<b>1</b>	<b>Tourism</b>
Increase the home ownership rate	<b>1,E</b>	<b>2</b>	<b>Housing</b>
Eliminate absentee landlords from the Village of Brewster	<b>1</b>	<b>1</b>	<b>Housing</b>
Broad plan for home ownership catering to multiple demographics	<b>E</b>	<b>1</b>	<b>Housing</b>
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<b>E. Team Brewster Facilitation (Including members of Landmark's Preservation and the Coalition for a Better Brewster), April 3, 2014</b>			

Grants should be used for housing improvements	<b>2</b>	<b>1</b>	<b>Housing</b>
Balance types of residential uses	<b>1</b>	<b>1</b>	<b>Housing</b>
Transfer of development rights for multi-family conversions back to single-family	<b>1</b>	<b>1</b>	<b>Housing</b>
Consolidate the Town and Village governments to achieve integrated goals and reduce competition, open communication with government	<b>1, C</b>	<b>2</b>	<b>Community Improvement</b>
Collaborate and communicate with Department of Transportation, Metro North, Department of Environmental Protection to figure out solutions	<b>1, D</b>	<b>2</b>	<b>Community Improvement</b>
Have tax exemptions for certain development	<b>1, A</b>	<b>2</b>	<b>Community Improvement</b>
Build momentum with change	<b>1</b>	<b>1</b>	<b>Community Improvement</b>
Improve the relationship of the governments	<b>C</b>	<b>1</b>	<b>Community Improvement</b>
Speak to Department of Environmental Protection about adding sidewalks along their property	<b>1</b>	<b>1</b>	<b>Community Improvement</b>
There should be communication with Town of Southeast residents, to have them participate in the process.	<b>D</b>	<b>1</b>	<b>Community Improvement</b>
Open conversations with the Metro North re: Ridership	<b>B</b>	<b>1</b>	<b>Community Improvement</b>
Educate the public about codes and enforcement, to create awareness	<b>1</b>	<b>1</b>	<b>Community Improvement</b>
Zoning laws should be changed to disallow bodegas and delis, this would encourage sit down dining.	<b>2</b>	<b>1</b>	<b>Community Improvement</b>
Modify zoning to permit uses	<b>B</b>	<b>1</b>	<b>Community Improvement</b>

**Meeting Key:**

**1: Public Meeting No. 1, Feb. 26, 2014**

**2: Public Meeting No. 2, March 8, 2014**

**3: Public Meeting No. 3, March 20, 2014**

**A: Patterson Rotary Club Facilitation, January 28, 2014**

**B: Brewster Chamber of Commerce Facilitation, February 19, 2014**

**C: Brewster Rotary Club Facilitation, March 4, 2014**

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<b>4. What would you like to see at the Garden Street School?</b>	<b>Meetings</b>	<b># of Meetings Noted</b>	<b>Category</b>
Keep the integrity of the building and the grounds	2	1	Attractiveness
Restaurants	1, E	2	Commercial/Business Services
Hotel	1, D	2	Commercial/Business Services
Rooftop restaurant	2, 3	2	Commercial/Business Services
Food market like in Chelsea	2	1	Commercial/Business Services
Light manufacturing	1	1	Commercial/Business Services
Office space or research center (as long as non manufacturing and non industrial)	D	1	Commercial/Business Services
Satellite campus for a college	1, D, E	3	Community Services
Culinary Institute	3	1	Community Services
Vocational School	E	1	Community Services
Technical school	1	1	Community Services
Library	2	1	Community Services
Trolley System	2	1	Community Services
Reopen as educational facility	B	1	Community Services
Multi-use Civic Center/ community center (portion of it)	1,2, E	3	Recreation/Cultural
Art studio/classes (coop or rental private work spaces)	2, D	2	Recreation/Cultural
Event space, or theater, or hold shows there	D, E	2	Recreation/Cultural
YMCA	1, E	2	Recreation/Cultural
Hold programs or a center for youths	1,	1	Recreation/Cultural

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Museum (Beacon Example)	<b>D</b>	<b>1</b>	<b>Recreation/Cultural</b>
Cultural Center	<b>2</b>	<b>1</b>	<b>Recreation/Cultural</b>
Passive recreation use for open space	<b>1</b>	<b>1</b>	<b>Recreation/Cultural</b>
Mixed use within the building, housing and work space	<b>1,2, 3, D</b>	<b>4</b>	<b>Housing</b>
Mixed use (mixed with condominiums, shopping, restaurants)	<b>1,2,3, E</b>	<b>4</b>	<b>Housing &amp; Commercial/Business Services</b>
Market rate housing (condominiums, town houses)	<b>1,2, 3, E</b>	<b>4</b>	<b>Housing</b>
Senior housing	<b>2,D, E</b>	<b>3</b>	<b>Housing</b>
Upscale condominiums	<b>1,2</b>	<b>2</b>	<b>Housing</b>
Add structures on the land	<b>2</b>	<b>1</b>	<b>Housing</b>
Housing	<b>1,</b>	<b>1</b>	<b>Housing</b>
No low income housing	<b>2</b>	<b>1</b>	<b>Housing</b>
Tear down and put in cluster development	<b>E</b>	<b>1</b>	<b>Housing</b>
Create rent with the option to buy housing development	<b>E</b>	<b>1</b>	<b>Housing</b>
Accessory apartments for elderly in single family housing	<b>E</b>	<b>1</b>	<b>Housing</b>
Use that brings in tax revenue	<b>1,2, E</b>	<b>3</b>	<b>Community Improvement</b>
Develop with good traffic analysis and controls	<b>2, D</b>	<b>2</b>	<b>Community Improvement</b>
Develop with the proper zoning	<b>2</b>	<b>1</b>	<b>Community Improvement</b>
Be flexible with the zoning	<b>3</b>	<b>1</b>	<b>Community Improvement</b>
No homeless shelter, social service agency, correctional facility, or behavioral service center	<b>2</b>	<b>1</b>	<b>Community Improvement</b>
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**Other Comments:**

1. Good morning: I promised I would write you. Here goes. We are the demons. There is poor signage to tell you Brewster is a village. Highway signs say Brewster and you are in Southeast as you enter. The post office, which was once in the village, is now near me on Doansburg Road. Green Chimneys has a sign in front of our campus which says Patterson. Putnam Lake which is in Patterson has the 10509 zip code. Brewster Schools is in Southeast . The stores on 312 are supposedly in Brewster. Confusion takes away what might be a historic and charming village area. I just realized that I had not been in the village until about three weeks ago when I drove my wife to the doctor on a Saturday. We use to shop and enjoy taking the train. We go to 312 to do those things today. Maybe with your skill you can bring back some of the charm and create a way to have apartments and condos attract young people . That will bring back some merchants. Good luck . Best to you.
2. I heard an interesting idea last week while discussing the Main Street and the movie theater - their advice was to write into any redevelopment plan that either that space or a comparable space should be developed/earmarked for cultural purposes, OR a compensatory (?) amount be escrowed for the (foreseeable) future, similar to a housing developer who might be compelled to commit/deposit land or funds with local Parks & Rec depts. can this be a written suggestion?

## 2. Community Participation through Residential and Business Surveys

### **A. Resident Survey Results**

**137 Online Participants**

**43 Hard Copy Participants**

**Total = 180 Participants**

Respondents were asked to respond to the following questions. Complete responses are reproduced below.

<b>1. How long have you lived in the Village of Brewster?</b>	<b>Responses</b>
<b>Less than one year</b>	<b>6</b>
<b>One to five years</b>	<b>18</b>
<b>Six to ten years</b>	<b>17</b>
<b>Ten to twenty years</b>	<b>40</b>
<b>Over twenty years</b>	<b>28</b>
<b>I don't live in the Village of Brewster</b>	<b>40</b>
<b>Skipped</b>	<b>30</b>

<b>2. Do you rent or own in the Village of Brewster?</b>	<b>Responses</b>
<b>Rent</b>	<b>22</b>
<b>Own</b>	<b>93</b>

<b>3. Are you satisfied with the overall quality of life in the Village of Brewster? (as compared to when you first moved to Brewster)</b>	<b>Responses</b>
<b>Very Satisfied</b>	<b>2</b>
<b>Satisfied</b>	<b>27</b>
<b>Neutral</b>	<b>33</b>
<b>Dissatisfied</b>	<b>49</b>
<b>Very dissatisfied</b>	<b>30</b>
<b>Skipped</b>	<b>38</b>

<b>4. Please rate how each of the following currently affects the quality of life in the community.</b>	<b>+</b>		<b>Neut</b>		<b>-</b>
<b>Traffic flow and congestion</b>	<b>6</b>	<b>18</b>	<b>63</b>	<b>25</b>	<b>26</b>
<b>Pedestrian trails/sidewalks</b>	<b>19</b>	<b>27</b>	<b>31</b>	<b>23</b>	<b>41</b>
<b>New development</b>	<b>23</b>	<b>18</b>	<b>48</b>	<b>19</b>	<b>26</b>
<b>Poorly maintained/ vacant properties</b>	<b>3</b>	<b>2</b>	<b>11</b>	<b>25</b>	<b>100</b>
<b>Retail/commercial availability</b>	<b>7</b>	<b>13</b>	<b>43</b>	<b>32</b>	<b>42</b>
<b>Employment opportunities</b>	<b>10</b>	<b>6</b>	<b>52</b>	<b>23</b>	<b>41</b>
<b>Development regulations and policies</b>	<b>11</b>	<b>18</b>	<b>60</b>	<b>20</b>	<b>31</b>
<b>Public safety/ crime</b>	<b>23</b>	<b>17</b>	<b>33</b>	<b>30</b>	<b>36</b>

<b>Changing demographics</b>	11	12	45	23	45
<b>Conditions of roadways</b>	17	17	40	33	31
<b>Infrastructure (water, sewer, utilities)</b>	26	12	60	7	25

<b>5. What is Brewster's #1 weakness or need for improvement?</b>	<b>Responses</b>
<b>Neighborhoods</b>	<b>17</b>
<b>Commercial/shopping area</b>	<b>44</b>
<b>Schools</b>	<b>1</b>
<b>Location and access</b>	<b>7</b>
<b>Parks and open space</b>	<b>20</b>
<b>Natural Environment</b>	<b>3</b>
<b>Main Street Corridor</b>	<b>97</b>
<b>Village Government and services (regulations, infrastructure, etc.)</b>	<b>12</b>
<b>Development and Growth Potential</b>	<b>28</b>
<b>Public safety (Police, fire, etc.)</b>	<b>7</b>
<b>Other:</b> - All of the above (2) - Loitering and Partying on Main St. (4) - Prospect Hill Bridge (3) - Residents - Too many Illegal immigrants and day laborers - ATV recreation area - Need Urban Planning, i.e. Traffic flow, restrictive covenants for businesses, sign uniformity, historical paint color for residences. -Board -The Latinization of Brewster and its Main Street. There need to be paces where Anglos can go - Poor space inventory, attitude and promotion -Need more jobs -Water is very expensive and the real estate is weak - Need beautification of Town -There is little desire to shop on Main Street due to the constant loitering and lack of stores that appeal to a person who is not of Spanish decent. - Need of noise ordinance for loud music from rental properties -Shopping needs to be improved - Fire station siren and small size of most of the Village Apartments prevent higher rents and better quality renters. -Need competition for cable T.V. (FIOS cable) -Need a better library -Need activities for children -Lack of a downtown area	

<ul style="list-style-type: none"> <li>-Uncontrolled living space because of multiple family dwellings.</li> <li>-Changing demographics</li> <li>-Get rid of billiard parlor</li> </ul>	
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<b>6. What kind of new residential development would you like to see in the Village of Brewster in the future? (check all that apply)</b>	<b>Responses</b>
<b>Single-family homes</b>	<b>74</b>
<b>Townhomes</b>	<b>49</b>
<b>Apartments</b>	<b>23</b>
<b>Condominiums</b>	<b>42</b>
<b>Senior citizen housing</b>	<b>41</b>
<b>Other:</b>	
-Mixed-use (2)	
-None (8)	
-Parks	
-Bed & Breakfasts	
-Mother/Daughter Housing	
-No stairways to access front doors of single family residence	
-Condominiums at Garden Street School	
-Environmental Conservation of Bike Trail	
-Affordable housing for singles who commute to the city	
-English speaking grocery/shops	
-No more apartments allowing illegal immigrants to overcrowd	
-Small historical-minded developments that mesh with the history	
-Anything but dormitories for "day workers"	
-Concentrate on improvement of existing homes (3)	
-Add condominiums and apartments as long as it doesn't increase traffic congestion.	
-Affordable housing	
-Homes with strict occupancy rules that landlords must be held accountable for	
-No Section 8	
-Multifamily 2,3&4 family market-rate housing	
-Owner occupied properties; Multifamily is okay as long as properties are in good condition	

<b>7. What kind of non-residential development would you like to see in the Village of Brewster in the future? (check all that apply)</b>	<b>Responses</b>
<b>Retail stores</b>	<b>102</b>
<b>Personal services</b>	<b>38</b>
<b>Gas stations</b>	<b>3</b>
<b>Restaurants</b>	<b>109</b>

<b>Entertainment</b>	<b>97</b>
<b>Professional offices</b>	<b>49</b>
<b>Medical facilities</b>	<b>44</b>
<b>Industry</b>	<b>5</b>
<b>Mixed-use (may include residential with commercial or retail)</b>	<b>45</b>
<b>Other:</b>	
-Renovate old movie theater or town hall for arts/ large events.	
-Library, recreation center/ YMCA	
-Bike trail extension	
-Parking	
-Wine bar	
-Arts	
-Cinema (3)	
-Coffee shop (2)	
-Banks	
-Recreational Park, non baseball or soccer.	
-All if Non-Latino Origin	
-Move the Post Office back	
-Destination-oriented recreational shopping	
-Passive parks	
-Fishing	
-Artist space (2)	
-Improve existing retail space	
-Reasonably priced, non-chain, gourmet or ethnic cafes	
-Renovate Cameo into a concert venue	
-Bring back old movie theater	
-Create restaurant district that would draw money into Village	
-Recreation Center for kids (2)	
-YMCA/affordable fitness facility	
-Department store	
-Food trucks to the Farmers Market	
-Shoe store & shoe repair store	
-Community Center	
-Performing Arts Center	
-Town of Southeast Cultural Arts Coalition brings art, theater, music and various other things that should be nurtured by the Village	
-Concerts that attract cross section of Brewster or Putnam county residents rather than just Village residents	

<b>8. What kind of new development would you NOT like to see in the Village of Brewster in the future (check all that apply)</b>	<b>Responses</b>
<b>Single-family homes</b>	<b>16</b>
<b>Townhomes</b>	<b>29</b>
<b>Apartments</b>	<b>68</b>
<b>Condominiums</b>	<b>27</b>
<b>Senior citizen housing</b>	<b>37</b>
<b>Retail stores</b>	<b>5</b>
<b>Personal services</b>	<b>5</b>
<b>Gas stations</b>	<b>89</b>
<b>Restaurants</b>	<b>4</b>
<b>Entertainment</b>	<b>7</b>
<b>Professional offices</b>	<b>14</b>
<b>Medical facilities</b>	<b>18</b>
<b>Industry</b>	<b>74</b>
<b>Mixed-use (may include residential)</b>	<b>22</b>
<b>Other:</b> - Day laborer waiting areas -No Big-Box retail -No delis, pizza parlors, fast-food -Undesired Bike Trail -No more Latin Businesses -No quick marts or Porn stores -No adult entertainment business in residential neighborhood -No Section 8 housing/ Government assisted housing (5) -No hair/nail salons, they already exist -No Cabbies (2)	

<b>9. What is Brewster's strength?</b>	<b>Responses</b>
<b>Neighborhoods</b>	<b>38</b>
<b>Commercial/ shopping areas</b>	<b>4</b>
<b>Schools</b>	<b>59</b>
<b>Location and access</b>	<b>102</b>
<b>Parks and open space</b>	<b>38</b>
<b>Natural environment</b>	<b>49</b>
<b>Residents</b>	<b>27</b>
<b>Main Street area</b>	<b>20</b>
<b>Village government and services (regulations, infrastructure, etc.)</b>	<b>26</b>
<b>Development and growth potential</b>	<b>48</b>
<b>Public safety (Police, fire, etc.)</b>	<b>38</b>

<b>Other:</b> -Train Diner -Metro-North Train Station and surrounding 2 blocks (3) -None (2) - Farmer's market, parks, library potential -Churches (Survey did not mention churches) -Not Main St. -Proximity to N.Y.C., Route. 84, and Route 684 makes the Village a gateway to Upstate and the City (2) -Victorian Homes, need renovation -People who care -Low crime rates -Quaint and has potential -Diversity -Natural beauty of the area -Historical character -Potential for being known as a art and culture hub, such as a mini Beacon	
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<b>10. What are the top three priorities the Comprehensive Plan should focus on improving or preserving? (Choose three)</b>	<b>Responses</b>
<b>Neighborhoods</b>	<b>44</b>
<b>Schools</b>	<b>23</b>
<b>Location and Access</b>	<b>14</b>
<b>Parks and open space</b>	<b>62</b>
<b>Natural environment</b>	<b>22</b>
<b>Residential area</b>	<b>25</b>
<b>Main Street corridor</b>	<b>118</b>
<b>Village government and services (regulations, infrastructure, etc.)</b>	<b>18</b>
<b>Development and growth potential</b>	<b>64</b>
<b>Public safety (police, fire, etc.)</b>	<b>15</b>
<b>Transportation and roadways</b>	<b>25</b>
<b>Other:</b> -Bike Trail -Open the Library on Sundays -Building owners should improve their properties -Garden Street School should not be empty -Enforcement of current regulations -Maintain parks and open space -Preserve the current government team that is in place -Preserve the Village of Brewster Police -Walkability/ pedestrian experience -No bike trail, it is a waste of money and foolish	

- Consider heavy traffic by-passing Main Street corridor or re-focus for pedestrians
- Complete work on bridges and railroad overpasses
- Include family-based options
- Make water more affordable
- Oak street park should be improved and made more welcoming
- Absentee landlords should have stricter code compliance
- Garden Street school could be a Community College
- Garden Street school should not be empty
- Railroad bridge next to the fire house needs replacement
- All options listed in the question are important
- Sidewalks need repair
- Restore or replace rundown buildings
- Village needs to feel safer/ more pedestrian friendly with less loitering
- Cameo Theater should be renovated or torn down, it should not be vacant and abandoned for this long
- Residents (Day Laborers)

**Thank you for your input into the Village of Brewster's Comprehensive Plan.  
Please Provide any additional comments below:**

More organized events - Earth Day projects, summer bands/music at the gazebo, dog park. Let me know how can I help?

Embrace Latino culture downtown. More Hispanic restaurants, festivals, shops. This is what sets Brewster apart (for the better!) and should be embraced. The Village is probably the best site for TOD in Putnam County. It has dense housing, grocery and restaurants within walking distance, access to open space, actual sidewalks, enough population to support retail...these are all assets. Make people see this. Make the development community see this. Thanks!

You can not fix the Prospect hill bridge but you can spend millions of dollars on a bike path which strains our police and fire rescue services. Shame on You!!!

I strongly believe Garden Street school, if not obstructed by code violation, should be turned into a community center for the residents of Southeast and elsewhere. Classes in needlepoint to woodshop to conversational French should be taught from the many classrooms. I have MANY ideas and would love to pick someone's brain. Please contact me!

Please consider making Prospect St a one-way road between Michael Neuner Dr & Wells St. It truly is a dangerous street during the weekends due to the narrowness and high volume of traffic.

You guys are doing a great job. I love what we have in the Town Center shopping area. We have 6 restaurants there, and created a bit of a food court. Very vibrant. Main Street would be an awesome place with restaurants, which would attract additional business activity and thereby commercial growth. Thanks for your efforts.

Foresight goes a long way. Fifteen years ago the village was poised on a precipice and instead of going up, it fell down farther. We need to accentuate the historical value and work on the aesthetics of the village to increase visitors to the commercial corridor. New stores, theatre, park with concerts, etc. That will only happen if we beautify it because right now it's seedy and unattractive with no places of interest to visit.

The Village has so much potential however it seems as no one is working towards it. The citizens of the Village are angry about the way things are happening. The town has become disgusting with nothing to offer. Besides so many issues, you have a large softball and baseball community Village Police sit outside the ball fields in the spring and summer and check the resident's inspections and registration right at the gates. Making the umpires late, harassing the patrons of the village, the people who pay taxes for the Village. However, you could be checking the registration, Inspection and sobriety at the end of main street to make it safer for the children to attend the dance school. The movie theatre could be re-established. Some of the decision-making and thought process needs to be changed to this era. The Village will never move forward if things do not change, eventually there will be nothing anyone is interested in in the Village of Brewster. Its actually very sad being that it was such a great place when I grew up.

I am a writer/ editor and would gladly lend a hand in any grant writing or publicity. Stop cutting headcount overall in the town. What you need to focus on is 'how' your spending. People want to know why would you cut jobs when other spending can be cut. If you need to get rid of people, it's time to get rid of the much "OLD" timers because we your mid to bottom is your lifeline. Stop living in the 'if I don't like you, your gone. YOU have no idea how hard working mid to bottom work MORE than the ones above. It's sad that this town doesn't look at the full picture. Man, if I could do a sit down with the board without the board taking punishment to those that work for the town I would. Open your eyes...its time to see who the really hard working ones are. You're getting rid of the good ones... SAD but so true. MAYBE one day you will see it and when you do, it will kick hard.

Clean up the vacant stores and lots, monitor rentals that contain to many residents leading to no pride in the building and dangers from fires. The government needs to go after greedy landlords who may be Brewster residents themselves.

This survey leaves too much to interpretation. Negative impact can mean currently or a projected goal. No idea which it is.

I do not go into the Main Street corridor. It used to have the Post Office, the hardware store, the German deli, and the movie theatre. There is nothing today. I don't like the developments along I-84 in Southeast. I do not want it to spread into Brewster. I don't like al the police activity in Brewster. We are not yet a police state.

Better appreciation, assimilation & promotion of currently functioning businesses - butchers, bakers & candlestick makers - and again a real marketing plan to outreach to niche providers - services: personal & professional - this means a partnership with property owners with incentives for them to encourage entrepreneurs - how about Brewster - where you can kickstart a vision or a dream?

I avoid the Main St. due to the fact it is so sad to see what has become of a village

that was once so attractive and busy.

The loitering in town does not appeal well to people who want to walk down Main St.; in turn, is not going to be appealing to new business owners. It's the elephant in the room that no one wants to address.

Would be nice to have more employment opportunities within the community.

My recommendation would be to spend the time and effort truly analyzing the potential of Brewster. Clearly, there are many attributes that are worth showcasing (metro north, Katonah like town feel, young family demographics, solid schools... etc.); however; with limited investments and support, we will continue to stagnate as a community. Once we have the foundation (your SWOT analysis was well done), my approach would be to build and communicate tangible goals (with formal targets for years 1, 3, 5 and 10), so that the community can see and measure progress. It is amazing how the "tipping point" theory (moment of critical mass) will come in to play once residents begin to see progression. From there, emphasize your marketing efforts on the progress made and solicit assistance from the residents to assist with the redevelop. I can assure you that the interest for improving our village is great; we just need to convey the message well and the residential support will pour in. If you would like any assistance, or would like to discuss further, please feel free to contact me at xxx-xxx-xxxx. As a resident of Brewster, I wish you all the success and will be happy to assist in any way.

Brewster needs something unique, unrepeatable, and indigenous to make it stand out and succeed long term. Consider looking at the mines. Lackawana Coal Mine in Pennsylvania, who just happens to own Tilly Foster at one time, provides guided tours. In my opinion, it was one of the best tours I've ever been on. I know people say it could be expensive. Be brave. Look into it before assuming it can't be done. Imagine all those city people taking the train to Brewster. They tour the mines and see our sights. Maybe they take a shuttle to canoe the great swamp or hike in Fahnestock. Then they come back to Brewster, stay for dinner, and visit some local shops and galleries. Maybe they stay over in a downtown hotel (not a big box hotel). This type of economic activity represents "high quality" dollars to the village. It's outside money coming into the area. Tourists come here, spend money, and then go home. Their kids don't go to school here and many use public transportation or rely on private enterprise.

The village main street is a disgrace day workers soliciting should be restricted to seeking work behind the village not on Main Street. The town is not capitalizing on the value cleaning up the village would attract buyers from Westchester county as we are ideally located a walking village could turn around the poor negative image outsiders view this town. The village has the potential to be stellar attractive thriving main street. The town officials and building owners on main street should contact Westchester train track villages that have turned dilapidation into a thriving chamber of commerce as such Mamaroneck Pleasantville Mt. Kisco in fact every village resting along side metro north railways down county NY and Ct have made about face and still share a fringe of their main streets with undocumented persons. Our main street structural facade is compatible with Bronxville and Scarsdale. These commercial storefronts/buildings probably are long termed ownerships. The

owners' devaluation of their long-term investment can be turned around if government partners with them. Another wild guess landlords are forced on month to month leases or short term rentals to avail some income to cover their real estate taxes...since there is no unison with town officials to clean up the town they lease to tenants who serve in the interest of none taxpayer residents residing in Brewster...what incentive is there to draw taxpayer to shop and walk our village most more than likely

It would be better if our hardworking day laborers could wait and be picked up in a less obtrusive place than along Main Street. Also, having men loitering and socializing in groups all along Main Street makes me and my grown daughters avoid it, especially at night. I would do more takeout if there were a little more upscale/interesting cafes than standard pizza and basic Chinese place. The train station and town buildings have wonderful charm and character. The plantings by the train are beautiful.

I think the village really needs to work on fixing up Main Street. I have lived in Putnam County my entire life and I remember a time when Brewster was a beautiful place with stores and entertainment to offer. This is no longer the case for many of its residents that actually own property in the town.

We must improve the quality of "charm" while providing a magnet for retail consumers. Improvement to appearance of homes, both single family and rentals should be encouraged. We have the perfect location to attract retail business that provides employment and tax base. I could see the development of a Main St. shopping experience that includes designer outlet shops and dining with niche entertainment venues.

Cannot say enough about things for the children, maybe a Y or a rec center. We have nothing for our children, too many senior homes.

The Village of Brewster should do more to keep the town free public loitering. Also the town could be a nice place if it was geared toward welcoming tourism and history. It's sad to see what the village has become. I would prefer to go to the town of Cold Springs then Brewster village. Our village should be more like Cold Spring even Pawling's town is more desirable than ours. As a resident I do not feel relaxed or comfortable going into the town center. I used to go to dinner a lot there, not anymore. Parking is also a problem. Several families living in a dwelling also takes away from our tax base and revenue. Although I rent I pay a hefty rent. The rent I pay contributes to the village revenue tax base. I am hoping for a positive change for Brewster.

Obviously, the village needs repair. The theatre has been shut down for 20 years and people do not shop there. It's a big disappointment.

As a Hispanic woman having lived in Brewster for 12 years, I am now 25 and I would like to see a nice and clean Main Street. I would be nice to see the old theater opened. I would like to see new stores that aren't delis or filled with men. Brewster has so much potential and it needs as much help, Brewster becoming commercialized would be a great thing in the long run. We need to look at the future and make this town a great place for everyone. A mix of small village and commercial. I think that if Brewster would be modernized, it would decrease a lot of

crime and drug problems. One more point I would like to make is that Brewster needs to focus on people in their 20's and 30's because these are the people living in the community, but the town seems more senior friendly than anything else. It would be nice to not have to go out of town every time I want to do something fun.

We lived on Oak Street 27 years ago. Main Street was a much nicer area at that time - while it was not as nice as Katonah Village it was nicer than it is now. Main Street and the surrounding streets appear run down and neglected. While a few homes are well maintained, most are not. The Village could be a beautiful historic area if the quality of life were improved (stricter regulations on rental properties).

The village has the potential to be as quaint and lovely as say Cold Spring - we need to get it there!

While I don't live in the Village itself, I live less than one mile from the Village and we're directly affected by the condition, appeal and the usefulness of the Village. So, I've taken the opportunity to fill out this survey. What happens there is very important to both of us, in terms of quality of life now and real estate values should we decide to leave the area, in the future. One comment that I would like to add is that the size, presence, and assertiveness of the local Village police force has, unfortunately become a deterrent to my coming even through the Village. In the first instance, I have rarely felt unsafe on Main St. and until recently spent a fair amount of time there. I support enforcing a reasonable speed limit, but I, and many like me, have come to avoid even going through town if possible because of their aggressive enforcement. We even encourage others to avoid Main Street. This is not good for business. There has to be a better way to manage this within reasonable limits of safety.

There are too many illegal aliens and nothing is done about it. I see them everyday standing in front of businesses just loitering and trying to get picked up by contractors who want tax free illegal workers. All of the businesses on Main Street cater to them and don't call the police when people stand all day doing nothing in front of their place of business. Half the time they are drunk or doing illegal activities. This is a major problem and no one seems to care about the impact on our once great village. In order to go shopping or have entertainment, you have to leave the village and go to the other side of town or travel to another town. The carnivals have been cancelled and the movie theatre shut down years ago. All of the businesses in the Village do not sell American products but cater to these illegal aliens. Its a real shame that you have to travel far just for this reason. Thank you, I do hope something can be done about all this but I doubt it our politicians are scared to tackle these issues even Greg Ball tried and failed now he's nowhere to be found. My 2 cents thank you!

Not a fan of the 'rental registration law'. I am perfectly competent enough to replace the batteries in my smoke detectors, and don't have 20 people living in my bedroom. Perhaps the Village could see fit to allow some renters to opt out or confirm that I have tested my detectors. I would certainly be happy to call the inspector if the landlord is refusing to pay for smoke detectors or fix the heat or something. But that's never happened. Also, I love the farmers market! I spend a lot of money there. Hopefully it sticks around. I also appreciate this communication with me. As a renter

I've received zero community information over my 14 year residency in Brewster. Renters feel like outsiders sometimes.
Anything to make Main Street a viable place to shop and feel comfortable walking the streets; and increased enforcement of upkeep of buildings/houses/businesses throughout the Village.
Lack of recreation facilities; indoor/outdoor pools, affordable rec center
This survey is very broad and doesn't really address the big issues such as the overcrowded apartments in the village, the boarded up buildings or store fronts, crime, and the menacing looking men standing outside on Main St. whenever you drive through town. This survey should have been mailed out to everyone in Putnam County. Before anything is done, a community vision in the form of a vision statement or multiple statements should be developed with an action plan for implementation.
Why can't we seem to finish projects once started? Prospect Hill (don't tell me it's the railroad's business. It's called COMPROMISE!), Minor Road, the pothole that took out my tire, Wells Camp, the pool in the park (not that we can use it because we don't speak Spanish) get the illegals off the street and/or tell them to clean up after their dang selves, get their landlords to fix their eyesore buildings. Can't even go downtown anymore, and why would we want to? What's there besides Bob's Diner and the train? And then fix the damn school taxes. Why the heck are we paying so dang much compared to our neighbors, and what are we getting in return?
We need to clean up the Village of Brewster. The residents of Brewster deserve and expect it. We pay high taxes and I believe it is time we get something for our money other than good schools!
The Village should be a quant place you can visit with family and friends. It would be nice to have restaurants, shops, and have the theater opened.
Please consider FIOS TV by Verizon, so that there is competition to cable company, prices are to high!!
Although I do not live in the village of Brewster, I live in Patterson with a Brewster mailing address and feel that those outside of the village should have a voice as we would use the services in the village if the situation was improved. Note that the village (Main Street) is a place that most people avoid due to the large number of illegal immigrants. Keep this in mind as a #1 issue in the village. I am all for making purchases in our town and supporting local businesses, but never in the Village as it is just unsafe.
It would be helpful if (some) of the parishioners of St. Lawrence O'Toole were reminded that the people who live on Prospect Street have the right to enjoy a quality of life in their own neighborhood, just as the parishioners enjoy that quality of life in their own neighborhoods. Many parishioners beep their horns to lock their doors early on Saturday and Sunday mornings and speed in and out of the neighborhood. That is what I miss most about this neighborhood. The weekends and evenings used to be quiet and now there is a constant influx of speeding traffic, running of cars for long periods of time in front of homes while parishioners wait for others to come out or attend a full mass. The fumes from the running cars are unhealthy for the neighbors in their home. The speeding is a danger to all, neighbors

and parishioners, especially the children. The horn beeping is a disturbance to those who work all week and look forward to quiet evenings and weekends. A small amount of respect and consideration for the neighbors around the Church would be appreciated. Church officials could remind the parishioners that they should be considerate of their neighbors.

My family would like to see the renovation of the Markel Park playground and/or the construction of a new and better playground in the village.

I think we should create a theatre out of the old village hall and get back the movie theatre. Tarrytown did it and turned the city around. Restaurants, shops and other interesting businesses will soon follow when good entertainment is available.

Please get the railroad bridge on Route 6 fixed - key to the entire process and a major disaster if it falls down. I know there are several entities involved, but its ugliness and lack of safety in its current state brings everything else down. Parking in the Village is terrible. Municipal lots are reserved for somebody else. Try free parking. A nickel is meaningless. Tear down the movie theatre; it is an eyesore. Better enforcement of pedestrian crosswalks. Cars don't stop when people are trying to cross, esp. Spanish people.

30 years after moving to Brewster the only time I go into the village is to take the train, there is no other attraction for me to go and spend my time or money.

Get independent movies and art stores.

We have lived in Brewster for over 17 years. We were originally drawn here because of the quaintness of the village. We believe it has great potential and would make an awesome artsy and eclectic hub with some TLC. I'd be glad to help to build a village like Kent, CT - artsy, eclectic. A village that people will want to spend time in. We have a prime location. Let's get busy, work together and help Brewster reach its GREAT potential. I look forward to a bright future for the Village of Brewster.

Thank you for providing this survey.

I am doing my best to keep my property in good condition. I would like a village where I feel welcome and which offers me an upscale grocery store, a fruit market, restaurants and activities such as concert. I went to a Puccini concert recently and it was great although I felt uncomfortable walking alone after it was finished. More of these types of activities should take place to attract more people into the village. A few restaurants (non-Latin) would also give people a reason to come to the village.

It would be so nice to see the Main Street in Brewster revitalized like the downtown area in Beacon, NY. Quality places to dine and shop in. A place that you want to stroll through on an afternoon or to hang out on a Friday or Saturday evening.

Yes, the neighbors are top notch here and it's one of the reasons we love living here. We need more art here, such as communal studios to paint and make pottery. Many places have these art studios.

Brewster Main Street should not look like a 3rd world country.

Keep the taxes down.

I would like to see the movie theatre renovated and re invented. Maybe have a chain restaurant on Main St that seniors would go to who live in the senior housing on Main St.

Again, I think Brewster has amazing potential in becoming an artsy area. Someone

needs to do something with the Cameo, which is an eyesore. Better quality retail shops, etc. With such great access to the Village with Metro North being in the heart of Main Street we can certainly bring more visitors to Brewster, bringing more money to the Village, and upgrading the Village's reputation that I believe has already begun. I love living in the Village and feel confident the Comprehensive Plan will work wonders in achieving our goals for a better and charming Village.

Beautification and streetscape design, walkable and transit oriented. Village needs to be cleaned up- new plantings, new lighting, less blight.

Don't let this initiative die! Please help!

We need to reduce the stress on our services and infrastructure due to landlords renting to illegals and not properly maintaining their properties. Brewster now has slumlords lowering our property values.

Walkway around river; fix bridges.

Sidewalks need repair badly on Main Street coming down Main St. towards Marvin Ave. Additionally, store owners should be forced to hire English speaking employees as well as foreign. We, the English speaking Americans, are being pushed out. Thus, creating a Foreign Only neighborhood. Brewster area is becoming a slum. Why not have a community outreach to teach people English.

I am not sure why I see the Village Cops everywhere but the Village. We are lucky if we see them go by our street once a day. But I can guarantee you will see them in Carmel or at the Mobile gas station on Route 6 near Scortinos.

Please clean up Marvin and Main St. Thank you.

The completion of the bike trail to Putnam avenue. I like to see an extension.

Fix the sidewalk elevation in the area opposite the library front of 104 main street- the curb height is ridiculously high.

Location has always been an asset. We have lots of commuters using the Village... lets make it attractive to linger...retail, upgrade facades... a theme (i.e. Cold Spring). Poor quality sidewalks and infrastructure (bridge by fire house & Railroad Ave). Quality of retail stores and signage/ image is poor.

I walk down from Allview to the train every day and the sidewalks are in very poor shape. Especially on Main St. around Oak / Marvin. Seeing the dilapidated apartment buildings is equally depressing. In addition, not even half of the property owners along the way take snow removal seriously. I'm quite sure there are penalties for both the lack of snow removal and the condition of the buildings along the corridor.

Clean up Main St.- stop Taxis from parking in front of the Train Station. Get the Day laborers off Main St.

Please do something about people talking very loudly after 9:00 PM during week days and weekends. Also, during the summers, people let their children play outside until very late at night throughout Main St. Please Help!

Thank you for including me in this plan. Brewster has great potential and that is why I live here.

Get rid of Cops riding around like Russia.

We think the Mayor and Village Board are working very hard to improve the Village, which has its share of major problems since we've lived here. We are very optimistic that good things will occur in the near future.

Take a look at Main St. in Pawling; it is clean, organized, and has different types of businesses to shop at. People actually enjoy going into town.

**B. Business Survey Results**  
**50 online participants**

Respondents were asked to respond to the following questions. Complete responses are reproduced below.

1. Do you live in the Village of Brewster?	Responses
Yes	3
No	12

2. What type of Business do you own?	Responses
Food Establishment including restaurant or deli	1
Other retail (clothes, hardware, etc.)	1
Professional Office (medical, legal, financial, real estate)	3
Automobile sales, repair or supply	0
Manufacturing	1
Consumer service (beauty salon, dry cleaner, nail salon, etc.)	0
<b>Other:</b> -Music school and retail -Museum, nonprofit -Chamber of Commerce for Brewster/ Southeast/and beyond -Church -Senior Retirement Community -Grocery Retail	

3. How long has your business been in the Village of Brewster?	Responses
Less than one year	0
One to three years	1
Four to ten years	4
Over ten years	7

4. Do you own or rent the building your business is located in?	Responses
Own	6
Rent	6

5. Rate how each of the following affect your business in the Village of Brewster:	+		Neut.		-
Visibility & Access	3	0	7	0	2
Proximity to home	6	2	3	0	0

<b>Parking availability</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>3</b>
<b>Proximity to public transportation</b>	<b>8</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Traffic and circulation</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>
<b>Local regulations</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>1</b>	<b>3</b>
<b>Local employment base</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>2</b>
<b>Community character/ image</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>5</b>
<b>Business environment</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>2</b>
<b>Current building/ property</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>
<b>Nearby competition</b>	<b>1</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>1</b>
<b>Taxes</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>5</b>
<b>Safety &amp; Security</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>4</b>
<b>Main Street appearance (including facades, lighting and signage)</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>5</b>

<b>6. How many people work at your business (including yourself)</b>	<b>Responses</b>
<b>Less than five</b>	<b>7</b>
<b>Five to ten</b>	<b>3</b>
<b>More than ten</b>	<b>2</b>

<b>7. Where do your employees park?</b>	<b>Responses</b>
<b>On the Street</b>	<b>3</b>
<b>In a private lot</b>	<b>8</b>

<b>8. do you need more parking near your store or business?</b>	<b>Responses</b>
<b>Yes</b>	<b>8</b>
<b>No</b>	<b>3</b>

<b>9. Please rate how each of the following affects public facilities and services within the Village of Brewster:</b>	<b>+</b>		<b>Neut.</b>		<b>-</b>
<b>Municipal permitting/ approval process</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>1</b>
<b>Transportation (Highways/ Train)</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Local Streets</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>1</b>
<b>Poorly maintained/ vacant properties</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>4</b>
<b>Sidewalks</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>
<b>Trees/ landscaping</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
<b>Police protection</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Fire protection</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Parks and open space</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>
<b>Arts and culture</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>0</b>
<b>Infrastructure (water/sewer/utilities)</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>

<b>10. What kind of improvements would you like to see in the Village of Brewster in the future? (check all that apply)</b>	<b>Responses</b>
<b>More support for local business</b>	<b>10</b>
<b>Infrastructure improvements/upgrades</b>	<b>8</b>
<b>Appearance of roadways or sidewalks</b>	<b>10</b>
<b>Public relations/ promotion</b>	<b>11</b>
<b>Greater code enforcement</b>	<b>4</b>
<b>More commercial development</b>	<b>9</b>
<b>More residential development</b>	<b>6</b>
<b>Other:</b> -Lower taxes and less government interference -Move theater, community center, higher education, restaurants, places to eat outside in nice weather, dog park, senior center -Multi-family dwelling	

<b>11. What kind of new development or uses would you like to see in the Village of Brewster in the future? (check all that apply)</b>	<b>Responses</b>
<b>Residential</b>	<b>7</b>
<b>Retail</b>	<b>13</b>
<b>Restaurants</b>	<b>12</b>
<b>Entertainment</b>	<b>10</b>
<b>Service</b>	<b>7</b>
<b>Office</b>	<b>6</b>
<b>Industry</b>	<b>2</b>
<b>Mixed-use (may include residential)</b>	<b>8</b>
<b>Other:</b> -Greater variety in retail and services, 2-family residences -Help to renovate the Old Town Hall theater -I would like the Village to look and feel more like Katonah -Multi-family dwelling -An affordable fitness facility for families- such as YMCA	

<b>12. What kind of new development would you NOT like to see in the Village of Brewster in the future? (check all that apply)</b>	<b>Responses</b>
<b>Residential</b>	<b>1</b>
<b>Retail</b>	<b>1</b>
<b>Restaurants</b>	<b>1</b>
<b>Entertainment</b>	<b>2</b>
<b>Service</b>	<b>0</b>

<b>Office</b>	<b>0</b>
<b>Industry</b>	<b>5</b>
<b>Mixed-use (may include residential)</b>	<b>0</b>
<b>Other:</b>	
-Duplications; i.e. delis, hair salons, laundromats -No chain restaurants or retail giants, please. This small village wont be able to handle the traffic and parking. Besides, larger businesses have been known to receive tax reductions that end up hurting the towns that they are in -1. Tax free low income housing, 2. Not for profit senior housing	

<b>13. What are the top three priorities the Comprehensive Plan should focus on improving or preserving? (choose three)</b>	<b>Responses</b>
<b>Neighborhoods</b>	<b>4</b>
<b>Schools</b>	<b>2</b>
<b>Location and access</b>	<b>1</b>
<b>Parks and open space</b>	<b>3</b>
<b>Natural environment</b>	<b>1</b>
<b>Residential areas</b>	<b>5</b>
<b>Main Street corridor</b>	<b>10</b>
<b>Village government and services (regulations, infrastructure, etc.)</b>	<b>1</b>
<b>Development and growth potential</b>	<b>9</b>
<b>Public safety (police, fire, etc.)</b>	<b>4</b>
<b>Other:</b>	
-New or upgraded multiple residences and 2 family homes -Again, the taxes and government regulations are burdensome and hurting all facets of life and business in the Village -Reduce regulations and increase the tax base by encouraging businesses with incentives. Amend the sign ordinance.	

<b>14. Thank you for your input into the Village of Brewster's Comprehensive Plan. Please Provide any additional comments below:</b>
There needs to be a reason for people to come to the village. The Post office moved out, the bank moved out, the Town Of Southeast moved out. Other then Metro North, what is there in the village for people who do not live in the village?
The questions and answer choices for # 11 do not make sense.
I hope that the planners will find a way to improve the look and feel of the Village. It is a beautiful place and just needs some TLC. With the right businesses, higher end retail and quality restaurants, we will be able to attract the more affluent people from the neighboring towns. They'll have money to spend and the revitalization will

take shape!

Walk in business on main street is probably the toughest retail environment that exists within the entire county with the exception of Latin businesses serving the Latino market. And I believe many of those are even having a tough time, as some businesses have closed or moved in the past year. Landlords that keep unimproved and withering lots need to be fined or taxed out of existence. It is a very frustrating environment for walk in retail.

Over the past 10 years, we felt as if we could invest into a community and that we could be part of a revitalization. However, the exact opposite has happened. Taxes and government regulation/interference have crippled the village. Those of us here for 10+ years have actually been witness to the death of a community. Lastly, the more overbearing the local officials become the worse it will get - this can only be solved through smart growth and by incentivizing people to invest in the village

The Village is uniquely positioned to provide a dynamic mix of residences, businesses and cultural opportunities that rarely occurs in the suburbs. Somewhere between Greenwich Village (Manhattan) and the "Norman Rockwell-esque" village green is the ideal Brewster Village.

## **Conclusion**

The Envision Brewster Community Engagement Report is a guide for the Village of Brewster and its Comprehensive Plan Committee. Its purpose is to document the goals, objectives, and vision of the Village of Brewster's residents. It is a reflection of the public input received during the first part of the comprehensive plan update process. The Comprehensive Plan Committee should begin to consider the public's opinions about the future development and the Village of Brewster and integrate this information in the next steps of the planning process.

The Envision Brewster Community Engagement Report should help guide future public involvement efforts and enhances the public's access to the Village of Brewster's decision-making process in regards to the Comprehensive Plan.